



**18 Maltings Close**  
**Bures, Essex**

**DAVID  
BURR**



# 18 Maltings Close, Bures, Essex, CO8 5EJ

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (six miles) and Colchester (seven miles) with the added benefit of the village railway station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A three-bedroom Grade II listed maltings conversion offering an accommodation arranged over three floors enjoying a central village location within the highly regarded parish of Bures. Located on the Suffolk/Essex border, the property offers an accommodation schedule of approximately 1,200sq ft arranged via two distinctive reception rooms with the kitchen/breakfast/dining room set across the lower ground floor with the sitting room positioned on the ground floor. Highly adaptable offering considerable versatility and having benefited from a recent programme of upgrading by the current owners. Notable retained features include exposed timbers and stud work, recently installed LVT flooring, pine doors complete with suffolk latches, panel glazed double doors from the sitting room to a Juliet balcony and an exposed red brick fireplace. Ideally suited as either a principal residence or additional home/investment property with further benefits to the property including ample fitted storage, allocated off-street parking for a single vehicle and a private, well-screened courtyard garden.

## **A Grade II listed three bedroom mid-terrace property set within a maltings conversion arranged via two reception rooms, offering an accommodation schedule of approximately 1,200sq ft with further benefits including allocated off-street parking for a single vehicle and a recently landscaped courtyard garden**

Half height panel door opening to:

**ENTRANCE HALL: 17' 2" x 8' 5"** (5.24m x 2.59m) With stripped LVT flooring throughout, staircase rising to first floor and descending to the lower ground floor. Exposed wall timber and door with suffolk latch opening to:

**SITTING ROOM: 16' 3" x 13' 5"** (4.95m x 4.09m) Affording an easterly aspect with timber framed casement window range to rear and panel glazed double doors opening to a Juliet balcony. The focal point of the room is a red brick fireplace with hearth, further features including exposed ceiling timbers and LVT flooring.

**BEDROOM 3: 12' 4" x 7' 5"** (3.75m x 2.25m) A versatile room currently being utilised as an occasional bedroom/office with casement window range to front, LVT flooring and door with suffolk latch opening to a fitted wardrobe.

**STORE ROOM: 6' 9" x 3' 3"** (2.05m x 0.98m) A full height fitted store room with exposed wall timber and internal lighting.

**DINING ROOM: 12' 4" x 11' 9"** (3.76m x 3.57m) With casement window to front, linoleum flooring, door to useful understairs storage recess and further door to:

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**ENTRANCE PORCH:** With half height panel glazed door to outside and further door with suffolk latch opening to full height store room with exposed ceiling timber.

**KITCHEN/BREAKFAST ROOM: 17' 3" x 11' 3"** (5.26m x 3.44m) Fitted with an extensive range of shaker style base and wall units with preparation surfaces over and upstand tile above. Single sink unit with vegetable drainer to side, mixer tap above and casement window range to rear. The kitchen is further enhanced by a three door Rangemaster oven set within a brick framed fireplace with five ring gas hob, space for a full height fridge/ freezer and full height storage housing gas fired boiler. Linoleum flooring throughout and further fitted with a range of shelving units, deep fill pan drawers and fold out corner units. Exposed ceiling timber, LED spotlights and half height panel glazed door to outside.

**UTILITY ROOM: 8' 2" x 4' 2"** (2.48m x 1.27m) With space and plumbing for washing machine/dryer and dishwasher. Door with suffolk latch opening to:

**CLOAKROOM: 4' 9" x 4' 1"** (1.46m x 1.27m) Fitted with ceramic WC, wash hand basin and obscured glass casement window to rear.

## First floor

**LANDING:** With hatch to loft and two substantial storage spaces, one comprising linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1: 12' 11" x 10' 9"** (3.94m x 3.27m) The principal suite is set across the front elevation with casement window range, central ceiling timber and LVT flooring. Door with suffolk latch opening to walk-in-wardrobe.

**BEDROOM 2: 14' 8" x 7' 3"** (4.46m x 2.20m) With casement window range to rear, LVT flooring and fitted wardrobe.

**FAMILY BATHROOM: 8' 6" x 7' 3"** (2.59m x 2.22m) Principally tiled and fitted with ceramic WC, wash hand basin and fully tiled, separately screened shower with shower attachment. Bath with tiling above, linoleum flooring and wall mounted heated towel radiator. Obscured glass casement window to rear.

## Outside

The property is situated on Maltings Close, tucked away enjoying a central village location providing walking distance access to the highly regarded village primary school, pubs, tea room, a bus route and branch line railway station. Benefitting from allocated off-street parking for a single vehicle with nearby visitor parking.

The courtyard style garden has been recently landscaped with raised border planting, a seating area and fence line border to side. With tiered aspect beyond rising to the railway line providing a private, well-screened boundary.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** N/A. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///rejoins.nipped.bikes

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525).

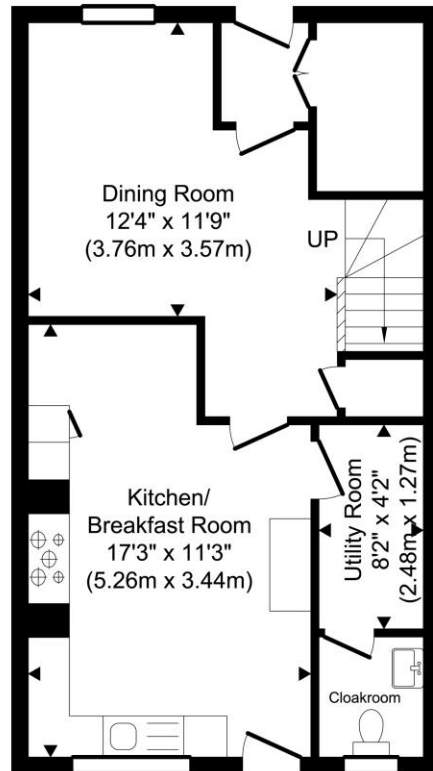
**BROADBAND:** Up to 900 Mbps (Source Ofcom).

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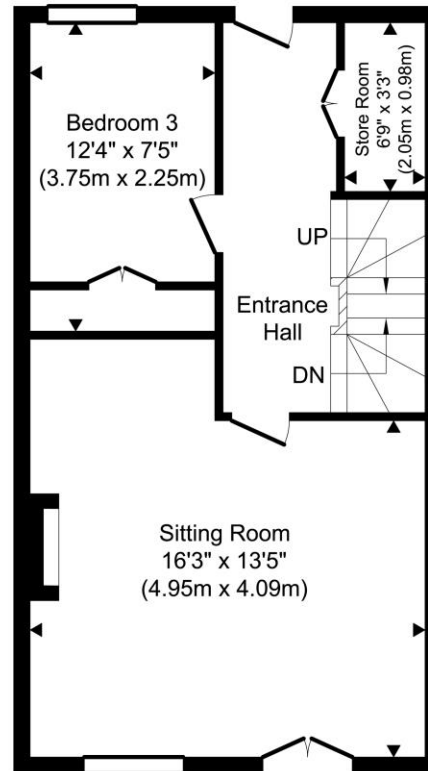
**MOBILE COVERAGE:** EE and Three, O2 & Vodafone limited (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

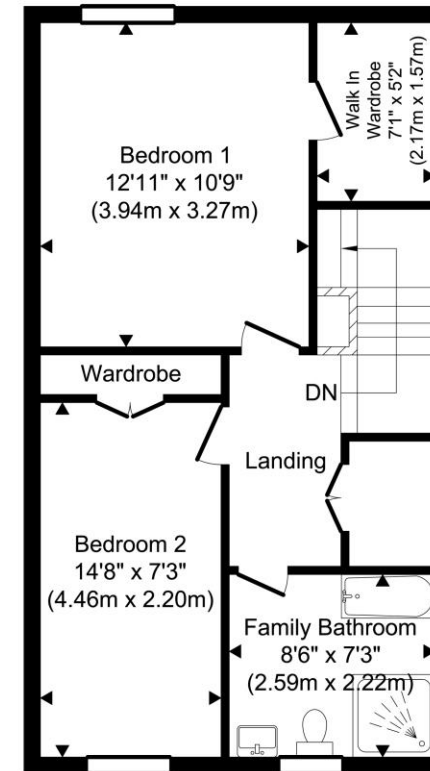
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Lower Ground  
Approximate Floor Area  
462.31 sq. ft.  
(42.95 sq. m)



Ground Floor  
Approximate Floor Area  
462.31 sq. ft.  
(42.95 sq. m)



First Floor  
Approximate Floor Area  
462.31 sq. ft.  
(42.95 sq. m)

TOTAL APPROX. FLOOR AREA 1386.93 SQ.FT. (128.85 SQ.M.)

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